

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>04-270</u>	<u>IRA & BAMBI GRABOW</u>
<u>04-374</u>	<u>PANCHO MENENDEZ LAND TRUST</u>
<u>04-427</u>	<u>CLAYMORE ONE L. L. C.</u>
<u>04-429</u>	<u>JAC-ZAY CORP.</u>
<u>04-458</u>	<u>JC & JC VENTURES, INC., ET. AL</u>
<u>05-015</u>	<u>RAUL & LOURDES JACOMINO</u>
<u>05-103</u>	<u>REYNALDO & ANNETTE MASTRAPA</u>
<u>05-110</u>	<u>ROBERT & ELIZABETH DUNFORD</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 6/20/05 TO THIS DATE:

HEARING NO. 05-1-CZ12-7 (04-374)

23-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: PANCHO MENENDEZ LAND TRUST

(1) GU, BU-2, RU-1 & RU-4M to BU-2

REQUEST #1 ON EXHIBIT "A"

(2) GU, BU-2, RU-1 & RU-4M to RU-4L

(3) Applicant is requesting to permit parking back out of 14' (22' required).

REQUESTS #2 & #3 ON EXHIBIT "B"

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(a)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "The Train Station," as prepared by Juan J. Farach, consisting of 9 sheets and dated last revised 9/6/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": A portion of Florida East Coast Railway's Right-of-Way in Section 23, Township 54 South, Range 40 East, bounded on the north by the south right-of-way line of S.W. 40 Street (Bird Road), said right-of-way line lying 50' south of the north line of said Section 23 and bounded on the west by a line of 50' east of the centerline of the Florida East Coast Railway; main line tract as now established and bounded on the east by the west line of Lots 4 through 18, in block 6, of BYRWOOD, Plat book 27, Page 26, and bounded on the south by the W/ly prolongation of the south line of said Lot 18. A/K/A: The north 541.76' of the NW ¼, of the NE ¼, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of the Florida East coast Railway main track as now established, less the north 50' thereof. AND: EXHIBIT "B": A portion of Florida East coast Railway's Right-of-Way, in Section 23, Township 54 South, Range 40 East, lying 491.76' south of the Southern boundary of S.W. 40th Street (Bird Road), said right-of-way line lying 50' south of the north line of said Section 23, also being the north line of said Section 23 and bounded on the west by a line parallel to and 50' east of the centerline of the Florida East Coast Railway main line track as now established and bounded on the south of the south line of the north ½, of the NE ¼, of said Section 23 and north line of Tract "D" of LUDLAM POINT FIRST ADDITION, Plat book 129, Page 84 and bounded on the east by the west line of Lots 19 through 34, in Block 6, of BYRWOOD, Plat book 27, Page 26; also being bounded on the east by the west line of Lots 1 through 14 and the S/ly extension thereof, of EL ESCORIAL, Plat book 92, Page 71, said boundary being the west line of the east ½, of the NE ¼, of said Section 23 less the north 541.76' thereof and less the south 240' thereof. A/K/A: That portion of the NW ¼, of the NE ¼ of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of the Florida East Coast Railway main track as now established, less the north 541.71' thereof and less the south 240' thereof. AND: The north 25' of the SW ¼, of the NE ¼, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of Florida East Coast Railway main track as now established together with the south 215' of the NW ¼, of the NE ¼, of Section 23, Township 54 South, Range 40 East,

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HEARING NO. 05-1-CZ12-7 (04-374)

23-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: PANCHO MENENDEZ LAND TRUST

PAGE TWO

lying 50' east of the centerline of Florida East Coast Railway Main Track as now established.
AND: Lots 19 & 20 and the north 5' of Lot 21, in Block 6, of BYRWOOD, Plat book 27, Page 26.

LOCATION: Lying between S.W. 40 Street & S.W. 44 Street, west of S.W. 69 Avenue and east of the Florida East Coast Railway Right-of-Way, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.5 Acres

GU (Interim)
BU-2 (Business – Special)
RU-1 (Single Family Residential)
RU-4M (Modified Apartment House 35.9 units/net acre)
RU-4L (Limited Apartment House 23 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/20/05 TO THIS DATE:

HEARING NO. 05-6-CZ12-1 (04-270)

31-54-41
Council Area 12
Comm. Dist. 7

APPLICANTS: IRA & BAMBI GRABOW

(1) EU-1 to EU-S

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

(2) Applicant is requesting to permit a lot with an area of .645 gross acre and a lot with an area of .793 gross acre (1 gross acre required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Specific Purpose Survey, Site Plan, Ira Grabow," as prepared by Robayna and Associates, dated stamped received 4/19/05. Plan may be modified at public hearing.

SUBJECT PROPERTY: The east 257' of Lots 1 & 2 in Block 3, AMENDED PLAT OF GRANADA PARK, Plat book 40, Page 21.

LOCATION: The Southwest corner of S.W. 76 Street & S.W. 48 Court; A/K/A: 4820 S.W. 76 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.438 Gross Acres

EU-1 (Estates 1 Family 1 Acre Gross)

APPLICANT: CLAYMORE ONE L. L. C.

- (1) DELETION of Conditions #2-#5 of Resolution Z-28-95, passed and adopted by the Board of County Commissioners, reading as follows:

“2. That loading/unloading shall only be on S.W. 42nd Street and not on S.W. 41st Street.

3. That the gate on S.W. 41st Street shall remain closed.

4. That no showroom shall be permitted on the premises.

5. Traffic may not be blocked, with unloading/loading not to exceed 30 minutes.”

The purpose of this request is to release the applicant from conditions of a previously approved industrial site.

- (2) Applicant is requesting to permit a building setback 5' (15' required) from the interior side (east) property line.

- (3) Applicant is requesting to permit a minimum 4' wide greenbelt (8' required) along the interior side (east) property line adjacent to a residential zone.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #2 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled “Office Building,” as prepared by Chisholm Architects, dated stamped received 4/14/05 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 3 & 14, Block 13, BIRD ROAD ESTATES, SECTION 2, Plat book 21, Page 51, AND: the east 53' of the north ½ of Tract 13-A, AMENDED PLAT OF BIRD ROAD ESTATES, SECTION 2, Plat book 33, Page 19.

LOCATION: 7157 S.W. 42 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.4 Acre

PRESENT ZONING: IU-1 (Industry – Light)

APPLICANT: JAC-ZAY CORP.

- (1) MODIFICATION of Condition #2 of Resolution #CZAB12-47-01, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Medical Center,' as prepared by Nilo D. Monteserin, Architect, dated received 10/17/01 and consisting of 2 sheets, except as modified herein to comply with the approval of the non-use variance of landscape regulations to permit 1,100 sq. ft. of lawn area."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Medical Office Building for: Jay-Zay Corp.,' as prepared by Puig, Architects/Planners & Associates, dated stamped received 5/3/05; and consisting of a total of 7 sheets."

The purpose of the request is to permit the applicant to submit a new site plan indicating a two-story office building.

- (2) Applicant is requesting to permit the office building setback 18' (20' required) from the front (west) property line abutting the right-of-way on a dual frontage lot.
- (3) Applicant is requesting to permit a 3.5' wide landscape buffer (5' wide required) where abutting dissimilar land uses to the north.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) & request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 7, 8 & 9, Block 6, SUNSET PARK, Plat book 22, Page 8.

LOCATION: 7130 S.W. 87 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 120' x 150'

PRESENT ZONING: BU-1A (Business – Limited)

HEARING NO. 05-8-CZ12-3 (04-458)

16-55-40
Council Area 12
Comm. Dist. 8

APPLICANTS: JC & JC VENTURES, INC., ET. AL

AU to RU-1

SUBJECT PROPERTY: Commence at the Southwest corner of the NE $\frac{1}{4}$ of Section 16, Township 55 South, Range 40 East; thence run N87°36'18"E along the south line of the NE $\frac{1}{4}$ for a distance of 334.94' to a point; thence run N01°48'58"W for a distance of 35' to a Point of beginning; thence run N01°48'58"W along the west line of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 16, Township 55 South, Range 40 East for a distance of 642.27' to the north line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 16, Township 55 South, Range 40 East; thence run N87°45'32"E along said north line for a distance of 215.55'; thence run S01°50'53"E for a distance of 641.69' to a point 35' north of the south line of the NE $\frac{1}{4}$ of said Section 16; thence continue S87°36'18"W along a line 35' north of and parallel to said south line of the NE $\frac{1}{4}$ of Section 16 for 215.91' to the Point of beginning.

LOCATION: The Northeast corner of S.W. 128 Street and theoretical S.W. 91 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.36 Acres

AU (Agricultural – Residential)
RU-1 (Single Family Residential)

HEARING NO. 05-8-CZ12-4 (05-15)

4-55-40
Council Area: 12
Comm. Dist. 8

APPLICANT: RAUL & LOURDES JACOMINO

Applicant is requesting to permit a porte-cochere addition to a single-family residence setback 26'2" from the front (north) property line (50' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the zoning department entitled "Renovation to Existing Residence for Raul A. Jacomino," prepared by Jose L. Diaz, Architect, dated 11-10-04 and consisting of 4 sheets. Plans may be modified at public hearing

SUBJECT PROPERTY: Lot 2 Block 4 ROLLING HILLS ESTATES 1ST ADDITION, Plat book 65, Page 45.

LOCATION: 9040 S.W. 96 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 210' x 172.5'

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

HEARING NO. 05-8-CZ12-5 (05-103)

3-55-40
Council Area 12
Comm. Dist. 8

APPLICANTS: REYNALDO & ANNETTE MASTRAPA

- (1) Applicant is requesting to permit a single-family residence setback 18'9" from the front (north) property line (25' required).
- (2) Applicant is requesting to permit lot coverage of 30.7% (maximum 30% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed New Residence to: Rey Mastrapa Family," as prepared by Design 2004 Productions and dated stamped received 4/20/05 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 2, KENDALL RANCHES, Plat book 50, Page 80.

LOCATION: 7840 S.W. 95 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 125' x 130.65'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 05-8-CZ12-6 (05-110)

3-55-40
Council Area 12
Comm. Dist. 8

APPLICANTS: ROBERT & ELIZABETH DUNFORD

EU-1 to EU-M

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the west $\frac{2}{5}$ of the north $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ all in Section 3, Township 55 South, Range 40 East, less the west 25' thereof.

LOCATION: 8380 S.W. 98 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 243' x 142'

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 15,000 sq. ft. net)